

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

80 Panaia Boulevard, Truganina Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$685,000 & \$725,000

Median sale price

Median price \$680,000 Property Type House Suburb Truganina

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Oliveto Av TRUGANINA 3029	\$720,000	11/08/2022
2	8 Crosby St TRUGANINA 3029	\$710,000	11/09/2022
3	11 Rainier Dr TRUGANINA 3029	\$700,000	18/07/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/11/2022 14:37



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Property Type: House
Land Size: 425 sqm approx
Agent Comments

Comparable Properties



12 Oliveto Av TRUGANINA 3029 (REI/VG)

Agent Comments

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Price: \$720,000
Method: Private Sale
Date: 11/08/2022
Property Type: House
Land Size: 400 sqm approx

8 Crosby St TRUGANINA 3029 (VG)

Agent Comments

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Price: \$710,000
Method: Sale
Date: 11/09/2022
Property Type: House (Res)
Land Size: 349 sqm approx

11 Rainier Dr TRUGANINA 3029 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 18/07/2022
Property Type: House (Res)
Land Size: 392 sqm approx